Document #4441

5/10/84

MEMORANDUM MAY 10, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CAMPUS HIGH URBAN RENEWAL AREA, MASS. NO. R-129
COX BUILDING REHABILITATION DEVELOPMENT
FINAL DESIGNATION OF REDEVELOPER

On January 8, 1981, John B. Cruz Construction Company was tentatively designated as redeveloper of the "Cox Building" for rehabilitation purposes for the following parcels:

Parcel	Address
131A-1	1,2,3 John Eliot Square
131A-2	69 and 71 Bartlett Street
131A-3	67 Bartlett Street
131A-10	7 Dudley Street
131A-11	3 and 5 Dudley Street

Said designation did not include two additional BRA structures that are part of the approved MHFA financial and architectural plan for the "Cox Building". Also, this development includes two city owned vacant parcels abutting the "Cox Building" planned for residential parking. These four parcels to be included in this final designation are as follows:

Parcel	Address
131A-4a	9 Dudley Street
131A-4b	11 Dudley Street
131A-4c	65 Bartlett Street, Vacant Land, 2385 sq. ft.
131A-6	57 Bartlett Street, Vacant Land, 2739 sq. ft.

In addition to the above properties, the developer is currently under a purchase and sales agreement with a private party to purchase a vacant lot located at 59 Bartlett Street for parking purposes.

As noted, John B. Cruz Construction Company was voted tentative developer. There is a change in the name of this designation. For the purpose of developing and maintaining the "Cox Building", John B. Cruz, Jr. and John B. Cruz, III have formed a limited partnership called The Cox Building Associates Limited Partnership.

The development proposal for the "Cox Building" in John Eliot Square calls for a multi-family housing development containing 31 dwelling units of rehabilitated construction for low-moderate income families under section 8 subsidy. There will be fifteen (15) one bedroom units, eight (8) two bedroom units and eight (8) three bedroom units with about 2,000 square feet of office space on the ground floor level. Parking for twenty-seven (27) cars with lighting; fencing and landscaping will be provided to the rear of the "Cox Building" where vacant land now exists. The architect for this project is Stull and Lee Associates.

Financing has been authorized by the Massachusetts Housing Finance Agency (MHFA) for the execution and delivery of a construction loan commitment in the principal amount of $1,703,696 and a permanent loan commitment in the principal amount of $1,703,696. MHFA will be both construction lender and permanent mortgagee.

Final Work Drawings and Specifications conform in all respects to the Urban Renewal Plan and have been approved by the Urban Design Department.

It is therefore recommended that the Authority adopt the attached Resolution approving the final designation of The Cox Building Associates Limited Partnership as redeveloper of Parcels 131A-1, 131A-2, 131A-3, 131A-4a, 131A-4b, 131A-4c, 131A-6, 131A-10, 131A-11 in the Campus High Urban Renewal Area.

Attachment

CAMPUS HIGH URBAN RENEWAL PROJECT
MASS R-129

LOCATION MAP - COX BUILDING

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF COX BUILDING ASSOCIATES LIMITED PARTNERSHIP APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCELS 131A-1, 131A-2, 131A-3, 131A-4a, 131A-4b, 131A-4c, 131A-6, 131A-10, 131A-11 IN THE CAMPUS HIGH URBAN RENEWAL AREA PROJECT NO. MASS. R-129

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Campus High Urban Renewal Area, Project No. Mass. R-129, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Cox Building Associates Limited Partnership has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcels 131A-1, 131A-2, 131A-3, 131A-4a, 131A-4b, 131A-4c, 131A-6, 131A-10, 131A-11 in the Campus High Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Cox Building Associates Limited Partnership be and hereby is finally designated as Redeveloper(s) of Parcels 131A-1, 131A-2, 131A-3, 131A-4a, 131A-4b, 131A-4c, 131A-6, 131A-10, 131A-11 in the Campus High Urban Renewal Area.

2. That it is hereby determined that Cox Building Associates Limited Partnership possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Cox Building Associates Limited Partnership for the development of Parcels 131A-1, 131A-2, 131A-3, 131A-4a, 131A-4b, 131A-4c, 131A-6, 131A-10, 131A-11 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

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5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels 131A-1, 131A-2, 131A-3, 131A-4a, 131A-4b, 131A-4c, 131A-6, 131A-10, 131A-11 to Cox Building Associates Limited Partnership, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).